

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
April 3, 2024

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning, to which was referred Resolution 24-71 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA (SMA) MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AND A SWIMMING POOL IN KAHALU'U, O'AHU,"

as transmitted by Departmental Communication 192 (2024) ("D-192 (2024)") from the Department of Planning and Permitting ("DPP"), dated March 13, 2024, reports as follows:

The purpose of Resolution 24-71 is to grant a Special Management Area ("SMA") Major Permit to Dream Hone Trust, LLC (the "Applicant") to allow for the construction of a new two-story single-family detached dwelling, a two-car garage, a concrete driveway with seven additional parking spaces, new landscaping and a sprinkler system, and a lanai area with a swimming pool, jacuzzi, outdoor kitchen, and barbeque on an approximately 26,109 square-foot shoreline lot zoned R-10 Residential District, located at 47-083 Kamehameha Highway in Kahalu'u, and identified as Tax Map Key 4-7-019:082 (the "Project").

In D-192 (2024), the DPP reported that a preliminary review of the Project appears to show a lodging unit located across of the breezeway that is not connected to the main dwelling unit and therefore not permitted. The CD1 version of the Resolution includes a condition to address this issue during the Project's building permit process.

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 17 2024

COMMITTEE REPORT NO. 116

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
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April 3, 2024
Page 2

Your Committee notes that at a public hearing held by the DPP on December 19, 2023, public testimony in opposition to the Project related to the cultural significance of the Project site and scenic views of Kāne'ohe Bay.

The DPP recommends approval of the SMA Major Permit subject to the conditions set forth in the Resolution. The DPP finds that so long as the conditions recommended in the Resolution are implemented, the Project is not anticipated to have a significant negative impact on recreational resources; historic and cultural resources; scenic and open space resources; coastal ecosystems; economic uses; coastal hazards; beach and coastal dunes; and marine and coastal resources. Substantial or cumulative negative environmental impacts are unlikely.

At your Committee's meeting on April 3, 2024, the Applicant's Agent provided a brief presentation on the proposed Project and responded to questions from the Councilmembers.

The DPP Director testified that the DPP has no objections to the Resolution.

One individual offered comments on the Resolution.

Written testimony in opposition to the Resolution was received from two individuals. One individual submitted comments on the Resolution.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

- A. Amends the resolution title to read as follows:

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
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April 3, 2024
Page 3

"GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, GARAGE, DRIVEWAY, LANDSCAPING AND SPRINKLER SYSTEM, AND LĀNAI AREA WITH SWIMMING POOL IN KAHALU'U, O'AHU."

- B. In the first WHEREAS clause, corrects the name of the Applicant, and clarifies that the SMA Major Permit is for the construction of a new two-story single-family detached dwelling, a two-car garage, a concrete driveway with seven additional parking spaces, new landscaping and a sprinkler system, and a lānai area with a swimming pool, jacuzzi, outdoor kitchen, and barbeque.
- C. In the BE IT RESOLVED clause:
1. In Condition B, clarifies that the Certified Shoreline Survey is dated February 13, 2024.
 2. In Condition F, relating to archaeological, historic, and cultural resources that may be present on the Project site:
 - a. Amends Condition F.2 to provide that prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of an archaeological inventory survey ("AIS") that includes a strategy for subsurface testing conducted by a SHPD-approved archaeologist and that has been reviewed and approved by SHPD. The AIS must identify and document any archaeological historic properties and cultural resources on the Project site, assess their significance, and determine the potential impacts of the Project on the historic properties and cultural resources.

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Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
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Committee Meeting Held
April 3, 2024
Page 4

- b. Amends Condition F.3 to add that the archaeological monitoring plan must include the onsite presence of a SHPD-approved archaeologist during excavation work to ensure that any discoveries of iwi kūpuna or other historic resources are appropriately handled.
 - c. Amends Condition F.4 to clarify that the Applicant shall consult with SHPD regarding mitigation protocols, and shall implement all mitigation protocols approved or otherwise required by SHPD for all historic properties and cultural resources (including iwi kūpuna) discovered on the Project site.
 - d. Amends the last sentence in Condition F to clarify that the requirements enumerated in the condition, and all mitigation protocols approved or otherwise required by SHPD must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.
3. In Condition H.1, clarifies that the Applicant proposes to import approximately 600 cubic yards of structural fill material consisting of recycled nonporous concrete to stabilize the Project foundations.
4. Adds a new Condition I to require that:
- a. The Project's building permit application include a landscape plan that shows the use of native plant species appropriate for the area;
 - b. The Applicant consult with the Plant Pono website and the Oahu Invasive Species Committee website to determine the potential invasiveness of plants proposed for use within the Project site;

HONOLULU CITY COUNCIL
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ADOPTED ON

APR 17 2024

COMMITTEE REPORT NO.

116

REPORT OF THE COMMITTEE ON ZONING

Voting Members:

Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'aina, Matt Weyer

Committee Meeting Held
April 3, 2024
Page 5

- c. The Applicant conduct periodic surveys of the Project site to detect whether invasive little fire ants may be present; test for the existence of little fire ants by baiting and collecting ant specimens and dropping off or mailing the ant specimens to the Hawaii Department of Agriculture ("HDOA"); and comply with and implement all HDOA recommendations and requirements if little fire ants are detected; and
- d. These conditions be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

Realphabetizes subsequent conditions.

- 5. In realphabetized Condition J.3, clarifies that any extension proposal will be deemed to be denied if the Council fails to take final action within the first to occur of: (1) sixty days after receipt of the DPP Director's report or (2) the Applicant's then-existing deadline for obtaining a construction permit or building permit (rather than a development permit).
 - 6. In realphabetized Condition K, relating to compliance with other City ordinances and other governmental requirements that are subject to review and approval separate from the SMA Major Permit, adds that the Project's building permit application must address the lodging unit, located across from the breezeway, that is not connected to the main dwelling unit and therefore not permitted in the R-10 Residential Zoning District.
- D. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee finds, pursuant to HRS § 205A-26 and ROH § 25-3.2, and in agreement with the conclusion of the DPP as stated in D-192 (2024), that:

HONOLULU CITY COUNCIL
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Voting Members:

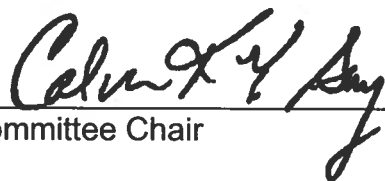
Calvin K.Y. Say, Chair; Tyler Dos Santos-Tam, Vice-Chair;
Radiant Cordero, Esther Kia'āina, Matt Weyer

Committee Meeting Held
April 3, 2024
Page 6

1. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
2. The development, as conditioned, is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
3. The development, as conditioned, is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

Your Committee on Zoning is in accord with the intent and purpose of Resolution 24-71, as amended herein (the votes for amendment being: Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say, Weyer – 5; Noes: None.), and recommends its adoption in the form attached hereto as Resolution 24-71, CD1. (Ayes: Cordero, Dos Santos-Tam, Kia'āina, Say – 4; Noes: Weyer – 1.)

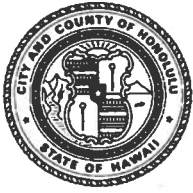
Respectfully submitted,


Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

ADOPTED ON APR 17 2024

COMMITTEE REPORT NO. 116



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO ALLOW THE CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, GARAGE, DRIVEWAY, LANDSCAPING AND SPRINKLER SYSTEM, AND LĀNAI AREA WITH SWIMMING POOL IN KAHALU'U, O'AHU.

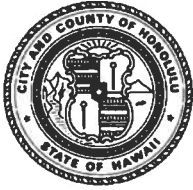
WHEREAS, on November 1, 2023, the Department of Planning and Permitting ("DPP") accepted the application (File No. 2023/SMA-91) of Dream Hone Trust, LLC (the "Applicant"), for a Special Management Area ("SMA") Major Permit to allow for the construction of a new two-story single-family detached dwelling, a two-car garage, a concrete driveway with seven additional parking spaces, new landscaping and a sprinkler system, and a lānai area with a swimming pool, jacuzzi, outdoor kitchen, and barbeque on approximately 26,109-square-foot shoreline lot zoned R-10 Residential District, located at 47-083 Kamehameha Highway in Kahalu'u, and identified as Tax Map Key 4-7-019:082 (the "Project"); and

WHEREAS, on December 19, 2023, the DPP held a public hearing on the application at the Neal S. Blaisdell Center, Pikake Room, which was attended by the Applicant's Agent, DPP staff, and a few members of the public; and at which two individuals testified in opposition to the Project; and

WHEREAS, on March 13, 2024, within 90 calendar days after the close of the public hearing (the Applicant having requested a 45-day extension of the 45-calendar-day administrative deadline), the DPP, having duly considered all evidence and the objectives, policies, and guidelines, as established in §§ 25-3.1 and 25-4.1, Revised Ordinances of Honolulu 2021 ("ROH"), and §§ 205A-2 and 205A-26, Hawaii Revised Statutes ("HRS"), completed its report and transmitted its findings and recommendation of approval to the City Council ("Council"); and

WHEREAS, the Council, having received the findings and recommendation of the DPP on March 15, 2024, by Departmental Communication 192 (2024), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for an SMA Major Permit subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMA Major Permit be issued to the Applicant for the Project, subject to the following conditions:



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

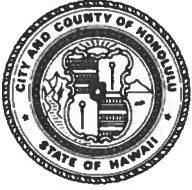
No. 24-71, CD1

RESOLUTION

- A. Except as modified herein, development must be in general conformity with the Project as described in the DPP's findings and recommendation, referenced above, and as depicted in Exhibits A, B, C-1 through C-10, and D through K, attached hereto and incorporated by reference herein. Any change in the size or nature of the Project that may have a significant effect on coastal resources addressed in ROH Chapter 25 or HRS Chapter 205A, or both, will require a new application and SMA Major Permit. Any change that does not have a significant effect on coastal resources will be considered a minor modification and may be permitted under this resolution, upon review and approval by the DPP Director.
- B. In order to accurately portray the Project site boundaries and accurately determine whether the Project complies with the Land Use Ordinance ("LUO") development standards, the Project plans, including the attached Exhibits and the calculations required by the LUO, must be updated to remove 306 square feet of the Project zoning lot area that has been lost to erosion since 2014 and is now within the State Land Use Conservation District, as shown on the Certified Shoreline Survey dated February 13, 2024.
- C. To account for the potential shift of land from the State Land Use Urban District to the State Land Use Conservation District in response to anticipated coastal erosion, the landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"In choosing to implement construction activities at Tax Map Key 4-7-019:082, the landowner hereby acknowledges that land makai of the regulatory shoreline is State public land, falls within the State Land Use Conservation District, and must remain available for public use and recreational activities. The landowner further acknowledges that should any portion of a structure encroach into State public land, the State Board of Land and Natural Resources may require the removal of the structure or a lease for the encroachments extending into the State public land. As a result of this acknowledgement, successor owners and interested parties are hereby notified of this same information and the landowner shall hold harmless and indemnify the City of any responsibility that may result from adverse impacts associated with sea level rise."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

RESOLUTION

- D. Following approval of this SMA Major Permit, neither the current landowner, nor any successor owner or interested party may claim hardship due to erosion, sea level rise, or any other coastal hazard, in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure. All Project building permit plans must include the following statement under "Landowner Acknowledgements":

"In choosing to undertake the development at Tax Map Key 4-7-019:082, the landowner hereby acknowledges that no claim of hardship due to erosion, sea level rise, or any other coastal hazard may be asserted in order to obtain approval for a Shoreline Setback Variance for a new shoreline protection structure."

- E. To minimize the potential for adverse impacts related to coastal hazards, including but not limited to sea level rise, coastal erosion, flooding, wave action, and storm surge, prior to the issuance of any construction permit or building permit for the Project, the Applicant shall incorporate the following adaptation and design measures into the Project plans submitted to the DPP for review:

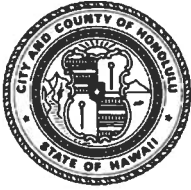
1. The Applicant shall use pervious surface materials such as, but not limited to, grasscrete or grass block pavers for the Project driveway. This requirement must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans; and
2. The landowner hereby acknowledges (and any successor owner or interested party is hereby notified of) the following:

"The landowner hereby acknowledges that Tax Map Key 4-7-019:082 is susceptible to coastal hazards, which may result in harm to or loss of life and property."

This statement must be clearly stated under "Landowner Acknowledgements" on all Project building permit plans.

- F. In order to minimize impacts to known and unknown archaeological, historic, and cultural resources that may be present on the Project site, the Applicant shall comply with the following:

1. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of the written



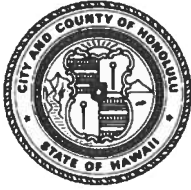
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

RESOLUTION

determination from the State Historic Preservation Division ("SHPD") stating that SHPD has completed its review of the impact of the Project on historic properties pursuant to HRS § 6E-42, and has determined whether any mitigative actions and protocols are required.

2. Prior to the issuance of any construction permit or building permit for the Project, the Applicant shall submit to the DPP a copy of an archaeological inventory survey ("AIS") that includes a strategy for subsurface testing conducted by a SHPD-approved archaeologist and that has been reviewed and approved by SHPD. The AIS must identify and document any archaeological historic properties and cultural resources on the Project site, assess their significance, and determine the potential impacts of the Project on the historic properties and cultural resources.
3. If required by SHPD upon review of the AIS, the Applicant, in consultation with SHPD, shall prepare an archaeological monitoring plan ("AMP") that meets the standards of Chapter 13-279, Hawaii Administrative Rules. The Applicant shall implement the archaeological monitoring plan during ground-disturbing activity and Project construction to ensure that archaeological and cultural resources are properly identified and treated. The archaeological monitoring plan must include the onsite presence of a SHPD-approved archaeologist during excavation work to ensure that any discoveries of iwi kūpuna or other historic resources are appropriately handled.
4. The Applicant shall consult with SHPD regarding mitigation protocols, and shall implement all mitigation protocols approved or otherwise required by SHPD for all historic properties and cultural resources (including iwi kūpuna) discovered on the Project site. Prior to the commencement of ground-disturbing activity and Project construction, a coordination meeting must be conducted among the Project's archaeological consultants, the construction contractor, and applicable subcontractors to ensure that the construction contractor and applicable subcontractors have been informed of all required mitigation protocols.
5. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work, protect the find from further disturbance, and contact SHPD immediately. Work in the immediate area must be stopped



HONOLULU CITY COUNCIL
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CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

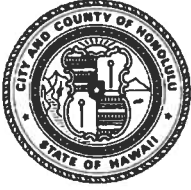
RESOLUTION

until SHPD is able to assess the impact and make further recommendations for mitigative activity.

The requirements enumerated in this condition, and all mitigation protocols approved or otherwise required by SHPD, must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- G. In order to minimize impacts to endangered, protected, or threatened avian, marine, and terrestrial fauna that may frequent or traverse the vicinity of the Project site, the Applicant is responsible for the following:
1. All new and replacement outdoor light fixtures must not exceed a color temperature of 3,000 degrees kelvin;
 2. Artificial light from exterior light fixtures on the zoning lot, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, is prohibited if the light directly illuminates, or is directed across property boundaries toward the shoreline and ocean waters, except as may otherwise be permitted pursuant to HRS § 205A-71(b);
 3. Exterior light fixtures on the Project site must be fully shielded using full cutoff fixtures with the light directed downward so that the light bulb is only visible from below the light fixture;
 4. All Project site work and construction activities are limited to daylight hours (sunrise to sunset);
 5. Barbless fencing must be used for all fence construction to avoid the entanglement of Hawaiian hoary bats; and
 6. Woody plants greater than 15 feet in height may not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit and building permit plans.



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KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

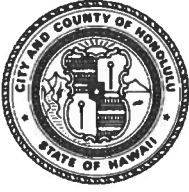
RESOLUTION

H. Importation of fill material.

1. To minimize the spread of invasive pathogens, pests, or plants that may harm native species and ecosystems, the importation of fill material must be minimized to the extent possible. The Applicant proposes to import approximately 600 cubic yards of structural fill material consisting of recycled nonporous concrete to stabilize the Project foundations. No importation of soil material is proposed.
2. Prior to the importation of any structural fill material, the Applicant shall submit a materials analysis to the State Department of Land and Natural Resources, Division of Forestry and Wildlife ("DOFAW"), for review and approval. The materials analysis must show that:
 - a. The fill material will not adversely impact SMA resources; and
 - b. All fill materials are clean and do not contain invasive fungal pathogens, vertebrate or invertebrate pests, or invasive plant parts that may harm native species and ecosystems.
3. The materials analysis must be accompanied by a detailed topographic map showing the exact location on the Project site where grade irregularities will be leveled with imported structural fill material.
4. Approximately one year after the issuance of a certificate of occupancy for the Project, the Applicant shall submit to DOFAW for its review and approval a post-construction survey to detect whether the Project site contains any invasive species that have spread from the fill material, and recommended mitigative measures to address any spread. The Applicant shall implement the recommendations of the post-construction survey.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- I. To minimize impacts to coastal ecosystems, the Applicant shall comply with the following:
 1. The Project's building permit application must include a landscape plan that shows the use of native plant species appropriate for the area (i.e.,



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KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

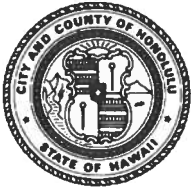
RESOLUTION

the climate conditions are suitable for the plants to thrive, or the plants have historically grown in the area).

- a. The Applicant shall consult with the Plant Pono website to determine the potential invasiveness of plants proposed for use within the Project site; the planting of low-risk plants as designated on the Plant Pono website at <https://plantpono.org/pono-plants/> is acceptable, but the planting of high-risk plants as designated on the Plant Pono website at <https://plantpono.org/high-risk-plants/> is unacceptable; and
 - b. No planting of any high-risk invasive species identified on the O'ahu Invasive Species Committee website at <https://www.oahuisc.org/target-pests/> is allowed on the Project site.
2. The Applicant shall conduct periodic surveys of the Project site to detect whether invasive little fire ants may be present.
- a. The Applicant shall test for the existence of little fire ants by baiting and collecting ant specimens and dropping off or mailing the ant specimens to the Hawaii Department of Agriculture ("HDOA") as instructed on the HDOA website at <https://hdoa.hawaii.gov/pi/files/2014/05/2014-LFA-Brochure.pdf>.
 - b. If little fire ants are detected on the Project site, the HDOA will contact the Applicant and advise as to what must be done to control and eradicate the ants. The Applicant shall comply with and implement all HDOA recommendations and requirements.

The requirements enumerated in this condition must be clearly stated under "Environmental Notes" on all Project construction permit plans and building permit plans.

- J. **The Applicant shall obtain a construction permit or building permit for the Project within 36 months after the effective date of this SMA Major Permit.** Failure to obtain a construction permit or building permit within this period will render this SMA Major Permit null and void, provided that this period may be extended as follows:

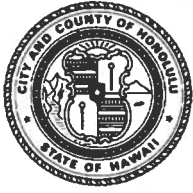


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

RESOLUTION

1. The DPP Director may extend this period if the Applicant demonstrates good cause, but the period cannot be extended by the DPP Director beyond one year from the initial deadline set by the Council.
 2. If the Applicant demonstrates good cause for an extension exceeding one year, the DPP Director shall prepare and submit to the Council a report on the proposed extension, which must include the DPP Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution.
 3. If the Council fails to take final action on the proposed extension within the first to occur of:
 - a. Sixty days after receipt of the DPP Director's report; or
 - b. The Applicant's then-existing deadline for obtaining a construction permit or building permit,the extension will be deemed to be denied.
- K. Approval of this SMA Major Permit does not constitute compliance with other City ordinances, including but not limited to the LUO and building and construction codes, or other governmental requirements, including but not limited to LUO-related approvals, and building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Project's building permit application must address the lodging unit, located across from the breezeway, that is not connected to the main dwelling unit and therefore not permitted in the R-10 Residential Zoning District. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this SMA Major Permit comply with all applicable City ordinances and other governmental provisions and requirements; and



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. 24-71, CD1

RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dream Hone Trust, LLC, 11765 Wilshire Boulevard, Suite 500, Los Angeles, California 90025; Jim Hayes, Planning Solutions, Inc., 711 Kapi'olani Boulevard, Suite 950, Honolulu, Hawai'i 96813; Dawn Takeuchi Apuna, Director of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; and Mary Alice Evans, Director of the State Office of Planning and Sustainable Development, Attention: Coastal Zone Management Branch, P.O. Box 2359, Honolulu, Hawai'i 96804-2359.

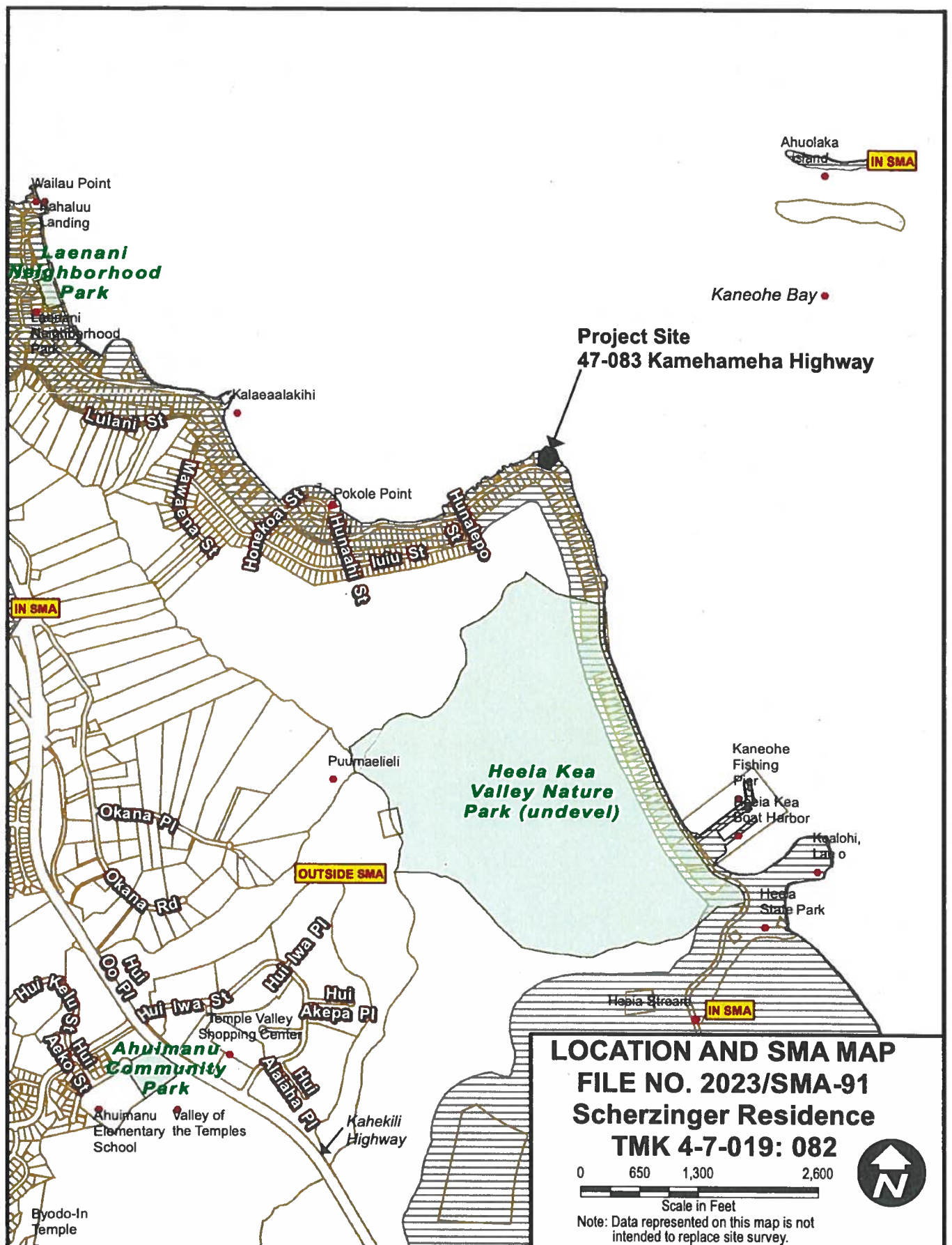
INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

March 19, 2024
Honolulu, Hawai'i

Councilmembers



Prepared by: CK

Date Prepared: 11.3.23

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EXHIBIT A

Kaneohe Bay

Project Site

Kamehameha Highway

R-10

Hunalepo St

Iiui St

P-1

R-5

**EXHIBIT B - ZONING MAP
FILE NO. 2023/SMA-91**

0 225 450 900

Scale in Feet

Note: Data represented on this map is not
intended to replace site survey.



CERTIFIED SHORELINE
AUGUST 13, 2024

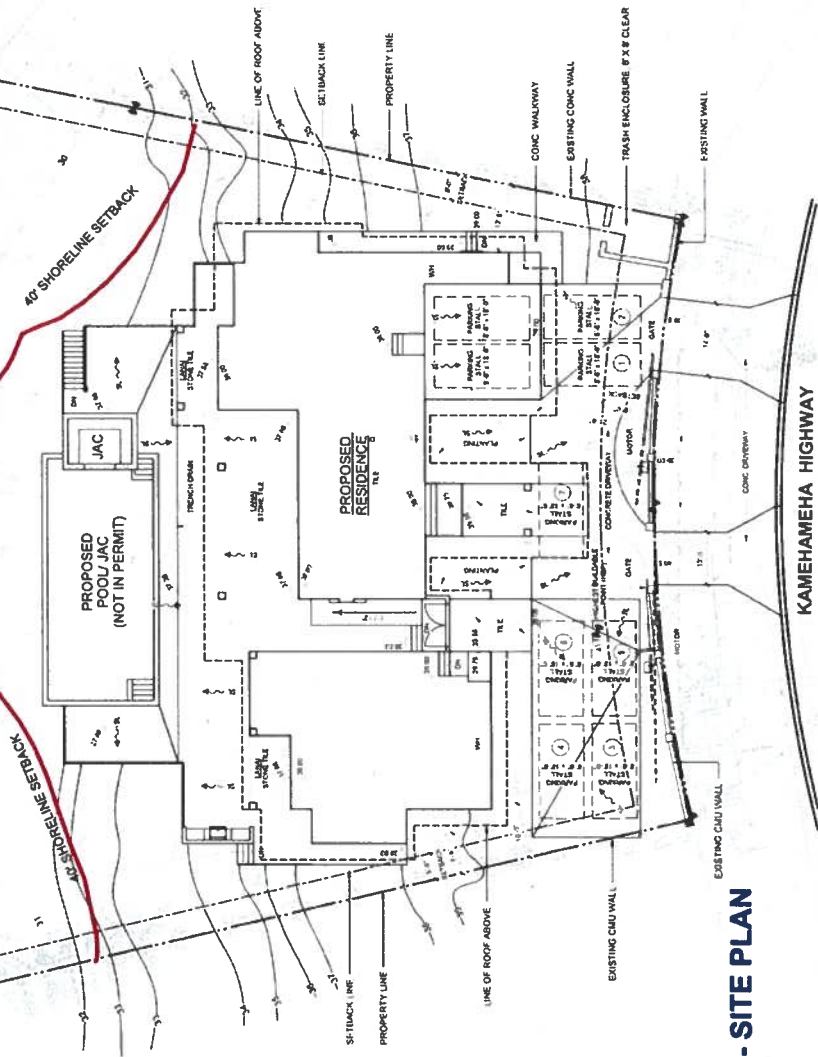


EXHIBIT C-1 - SITE PLAN

EISERLOH ARCHITECTS
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Professional Seal
Architect
Name: [Signature]
No. 12345
Exp. 12/31/2025

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII 96819
TMK # 4-7-019 082
SITE PLAN

Revision	By	Date

Project No. 65-87-282
Date 8/20/24
Drawn [Signature]
Designed [Signature]
Checked [Signature]
Drawing No. C101

2012 IRC SECTION

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ARE TO BE USED IN CONJUNCTION WITH THE 2012 IRC SECTION. ANY DEVIATION FROM THESE PLANS IS AT THE USER'S RISK.

2012 IRC SECTION

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT AND ARE TO BE USED IN CONJUNCTION WITH THE 2012 IRC SECTION. ANY DEVIATION FROM THESE PLANS IS AT THE USER'S RISK.

2012 IRC SECTION R314 SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT THE ALARMS WILL BE CLEARLY IDENTIFIED BY THE LOCATION OF THE ALARMS. ALL INTERCONNECTED ALARMS SHALL BE LOCATED OVER BACKSTAGE HOUSE IN ALL INTERVIEWING ROOMS CL. 002D.

NOTE #	NOTE DESCRIPTION
1	100% FREE FROM SENSITIVE MATERIAL
2	100% FREE FROM SENSITIVE MATERIAL
3	CAPABILITY REPORT
4	100% FREE FROM SENSITIVE MATERIAL
5	100% FREE FROM SENSITIVE MATERIAL
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30	100% FREE FROM SENSITIVE MATERIAL

ROOM FINISH LEGEND	
WALL	CEILING
C1 MP GYP. BD.	C1 MP GYP. BOARD
C2 MP GYP. BOARD, TYPE "X"	C2 MP GYP. BOARD, TYPE "X"
C3 MP 1/2" GYP. BD.	C3 MP 1/2" GYP. BD.
C4 GYPSUM	C4 GYPSUM
C5 PLASTER	C5 WOOD TAG
BASES	FLOORS
B1 HARDWOOD	F1 HARDWOOD
B2 T/P	F2 T/P
B3 HOVE	F3 CONCRETE
	F4 WOME

GENERAL SHEET NOTES:

- PROVIDE 2X BLOCKING @ TOWEL BAR LOCATIONS**
- PROVIDE 2X BLOCKING @ TOILET LOCATIONS**
- PROVIDE 2X BLOCKING @ SHOWER WALLS (N.Y.)**
- ALL SHOWER WALLS AND CEILING 1/2" CEMENT BOARD NAILED 1"x4" O.C.**
- VENERY DRAINSPOUT LOCATIONS W/ ARCHITECT.**
- VENERY LOCATION OF WATER HEATER W/ ARCHITECT.**

KEY TO INTERIOR
ELEVATIONS

LOWER FLOOR PLAN

SCALE 0-9999 • 1-8

A100

Revision	By	Date
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Project No.	03.17.2003
Date	SUBMITAL SET
Drawn	
Designed	
Checked	
Drawing No.	

KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU'U, HAWAII, 96619
TMK #: 47-019-082
LOWER FLOOR PLAN

LOWER FLOOR PLAN

TMK #: 47-019:082

KAHALU RESIDENCE



**EISERLOH
ARCHITECTS**
608 W. Hwy Dms 4200120
Hawthorne, NM 87024
Tel: (505) 365-2926
Fax: (505) 377-8563
e-mail: info@eiserloh.com

[Signature]

A101

9.12. INC. SECTION R314, SMOKE ALARMS

THE ALARM DEVICES SHALL BE INTERCONNECTED IN A MANNER SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS BY THE INDIVIDUAL UNIT THE ALARM SHALL BE CLEARABLE BY THE INDIVIDUAL UNIT. THE ALARMS SHALL BE CLEARABLE BY THE INDIVIDUAL UNIT IN ALL ROOMS OTHER THAN BACKSTAGE HOUSE OR ALL INTERVIEWING ROOMS CLOSED.

NOTE #	NOTE DESCRIPTION
1	RECEIVED BIRTH CERTIFICATE
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28	RECEIVED BIRTH CERTIFICATE
29	RECEIVED BIRTH CERTIFICATE
30	RECEIVED BIRTH CERTIFICATE

ROOM FINISH LEGEND		
WALL	CEILING	
P1 ASP GYP. BOARD	G1 ASP GYP. BOARD	
P2 ASP GYP. BOARD, TYP. V	G2 ASP GYP. BOARD, TYP. V	
P3 ASP W/2 GYP. BD.	G3 ASP W/2 GYP. BD.	
P4 GYP. BOARD	G4 WOOD LAM.	
P5 PLASTER		
BASES	FLOORS	
F1 HARDWOOD	F1 HARDWOOD	
F2 T&F	F2 T&F	
F3 ROOF	F3 CONCRETE	

RESEARCH DESIGN

- TRANSOMERS ARE FRONT FACE OF ETUO TO
FACE OF ETUO OR FACE OF CONIC. BLOCK TO
FACE OF CONIC. BLOCK
- PROVIDE 2" BLOCKING & TOWEL BAR
LOCATIONS
- PROVIDE 3/4" WOOD SHEATHING & CLOSET
SIDE WALLS (TYP.)
- ALL SHOWER WALLS AND CEILING 1/2" CEMENT
BOARD NAILED 1" x 6" O.C.
- VERIFY DOWNPOUT LOCATIONS W/
ARCHITECT.
- VERIFY LOCATION OF WATER HEATER W/
ARCHITECT.

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Project No.	06 07 2023
Date	SUBMITTAL SET
Drawn	
Designed	
Checked	
Drawing No.	

KEY TO INTERIOR ELEVATIONS

UPPER FLOOR PLAN

Drawing No.



ROOF PLAN

1. AT THE ALL ROOF PENETRATIONS WHERE POSSIBLE
2. PLANT ALL PENETRATIONS TO MATCH ROOFING
3. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECT

ROOMING GENERAL NOTES

- [illegible]

KAHALUU RESIDENCE

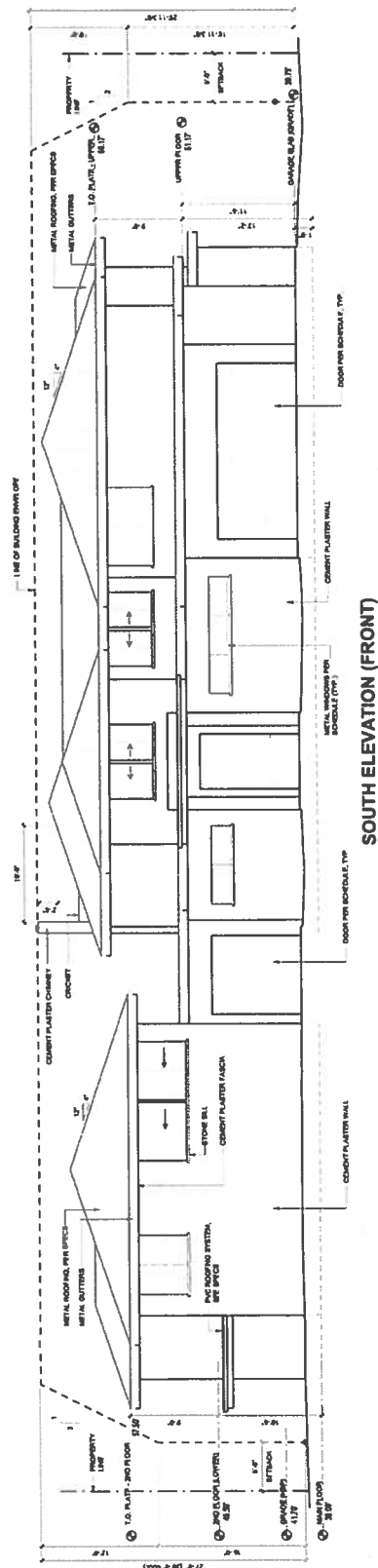
47-83 KAMEHAMEHA HIGHWAY, KAHALU'U, HAWAII, 96819
TMK #: 4-7-019:082

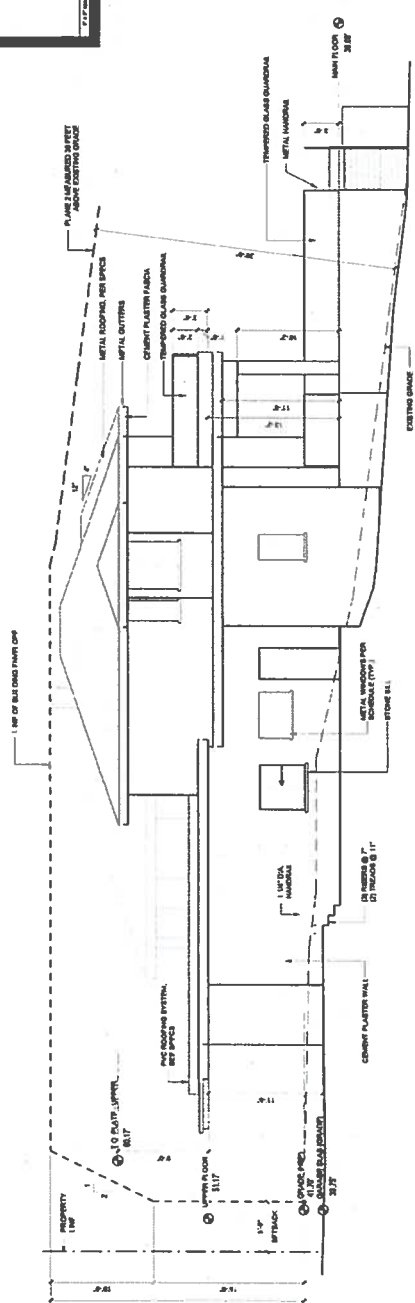
ROOF PLAN

Revision	By	Date
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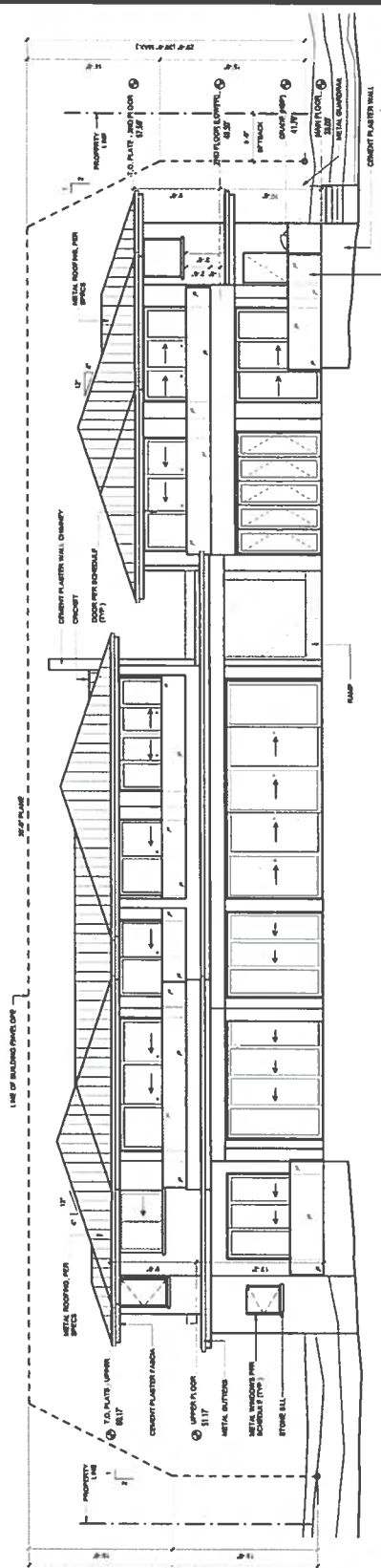
Project No.	
Date	01.07.2023
Drawn	ADRIANA SRT
Designed	
Checked	
Drawing No.	A102







EAST ELEVATION



NORTH ELEVATION (OCEAN)

EXHIBIT C-6 - EAST AND NORTH EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

A301



KAHALUU RESIDENCE
 47-83 KAMEHAMEHA HIGHWAY,
 KAHALUU, HAWAII, 96819
 TMK #: 4-7-01-082
 EXTERIOR ELEVATIONS

Revisions	By	Date

Project No. 2012-001
 Date 08/20/2012
 Drawn by J. EISERLOH
 Checked by J. EISERLOH
 Drawing No. A301

SCALE: 1/8" = 1'-0"

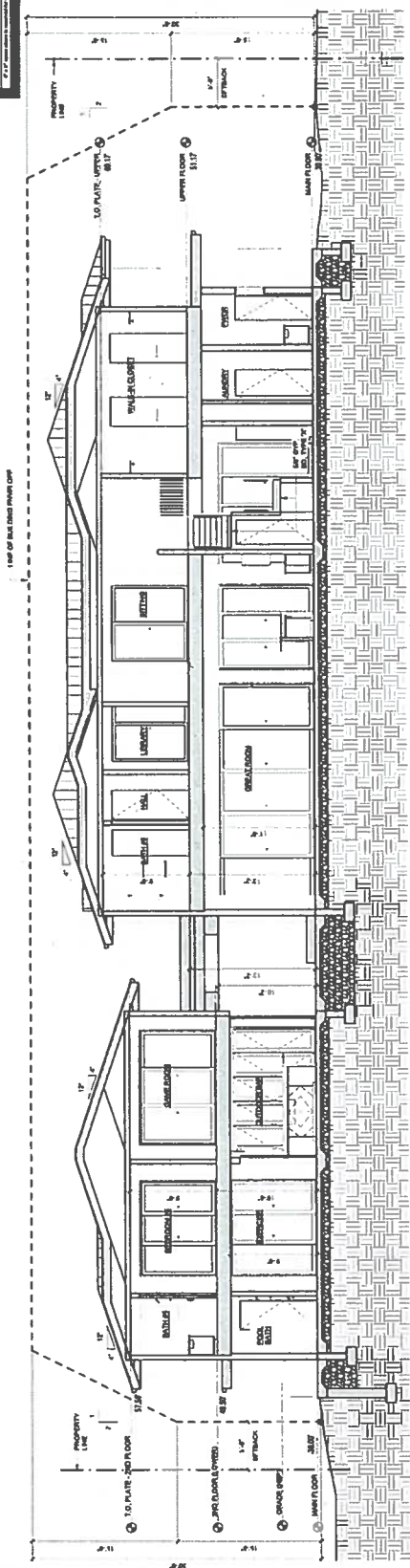


KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
BUILDING SECTIONS
TMK #: 47-019-082

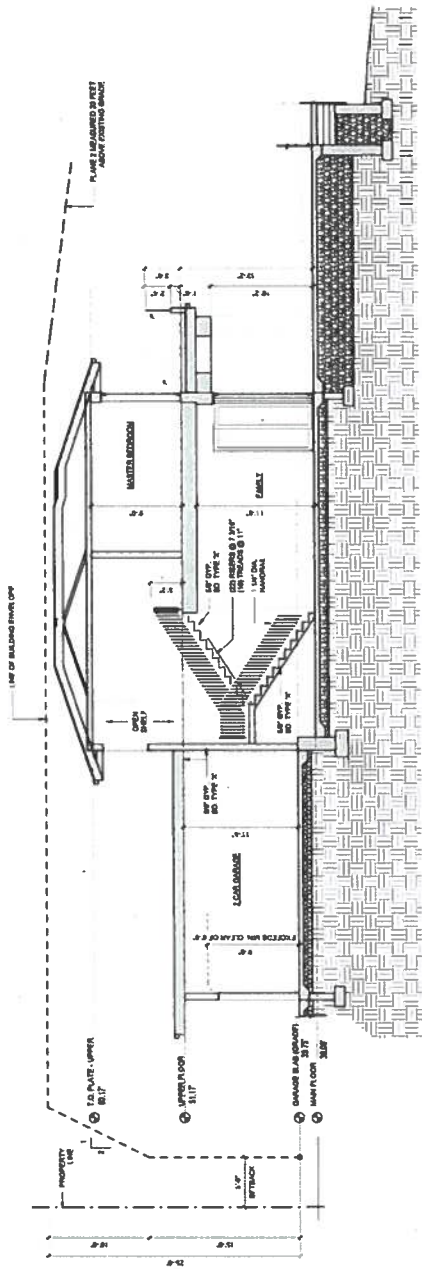
Revision	By	Date

Project No. 08-02-2002
Date 08/07/14
Drawn KAMATHA, BT
Designed
Checked
Drawing No.

A500



SECTION 1



SECTION 2

EXHIBIT C-7 - BUILDING SECTIONS 1 AND 2

BUILDING SECTIONS

SCALE: 1/8" = 1'-0"

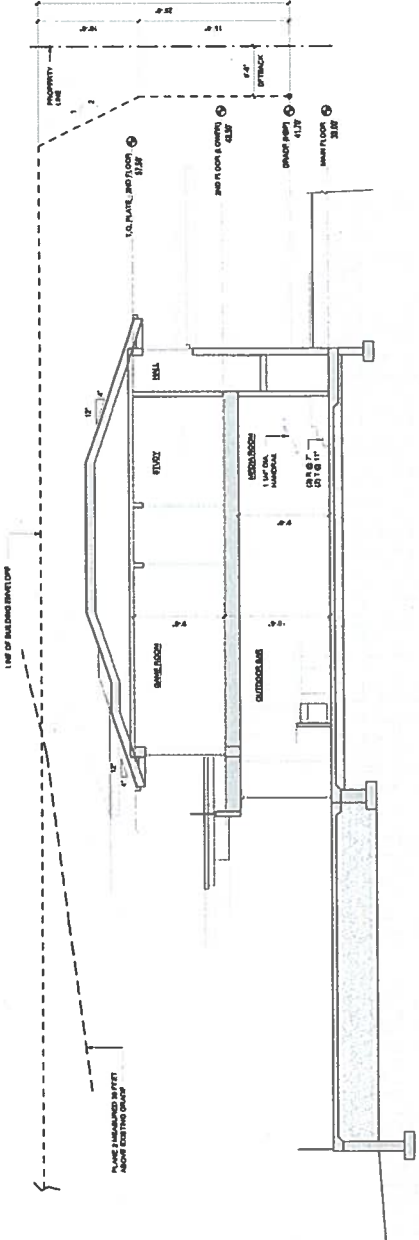


KAHALU RESIDENCE
47-83 KAMEHAMEHA HIGHWAY, KAHALU, HAWAII, 96819
TMK #: 47-019-082
BUILDING SECTIONS

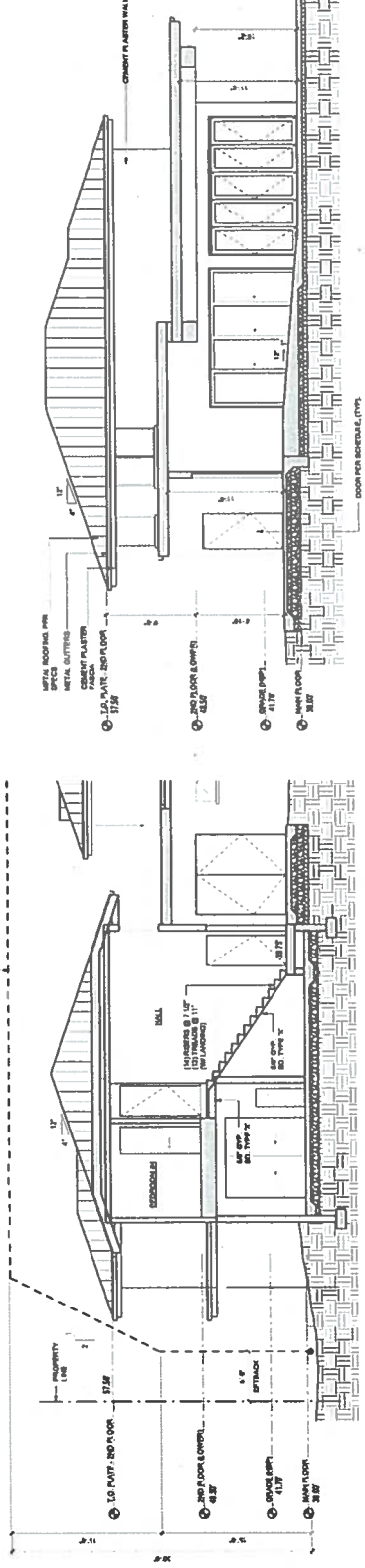
Revision	By	Date

Project No. 03.07.2023
Date 03.07.2023
Drawn MAM/TA, BT
Designed
Checked
Drawing No.

A501



SECTION 3



SECTION 5

SECTION 4

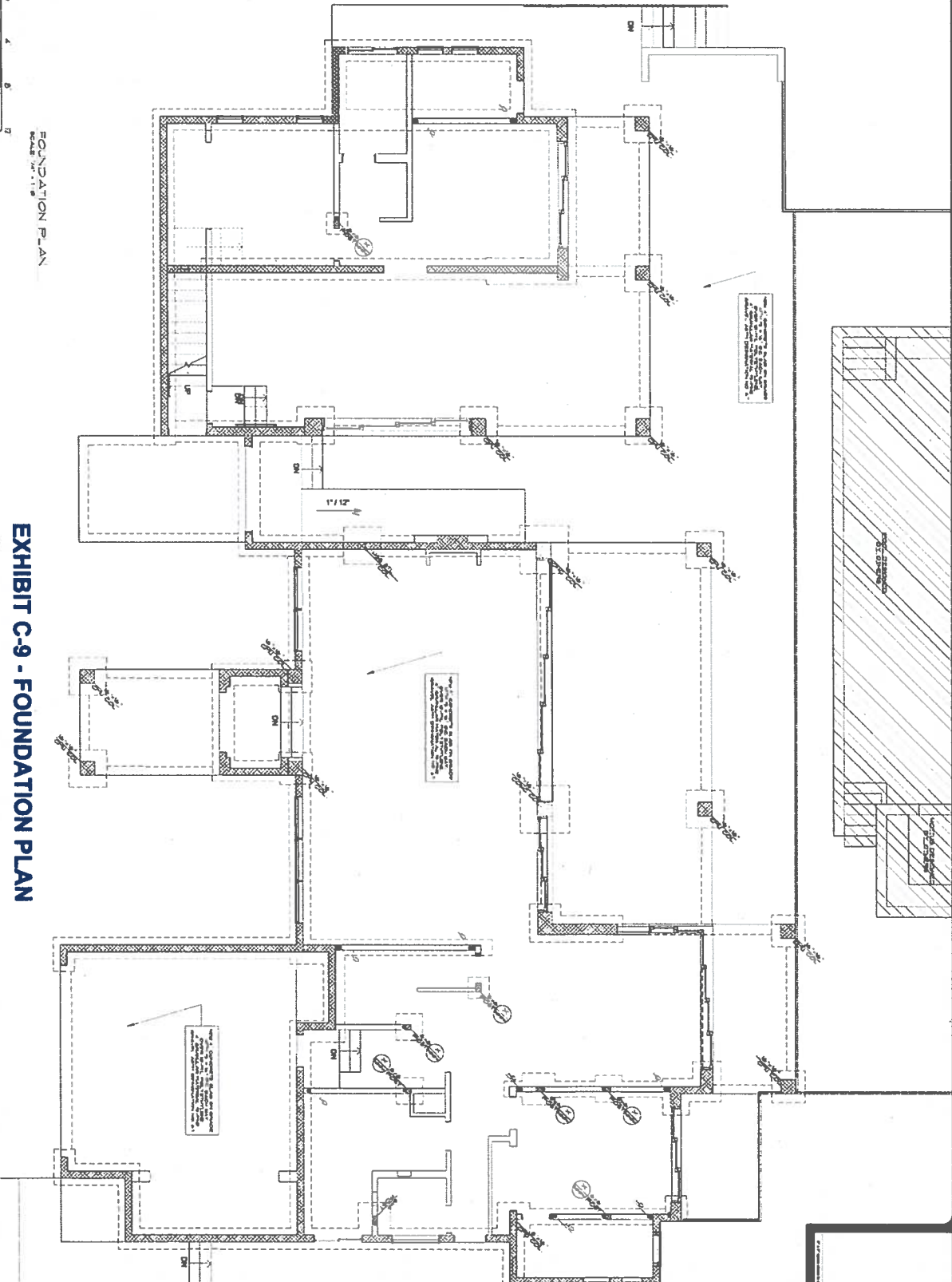
EXHIBIT C-8 - BUILDING SECTIONS 3, 4 AND 5

BUILDING SECTIONS
SCALE: 1/8" = 1'-0"
1" = 12'-0"

SCALE 1/4" = 1'-0"

FOUNDATION PLAN

EXHIBIT C-9 - FOUNDATION PLAN



Project No.	_____
Drawn By	_____
Checked By	_____
Drawn Date	_____
Checked Date	_____
Drawn No.	_____

S100

KAHALUU RESIDENCE
 47-83 KAMEHAMEHA HIGHWAY, KAHALUU, HAWAII, 96819
 TMS #: 4-7-018-082
 FOUNDATION PLAN



1/4" = 1'-0"

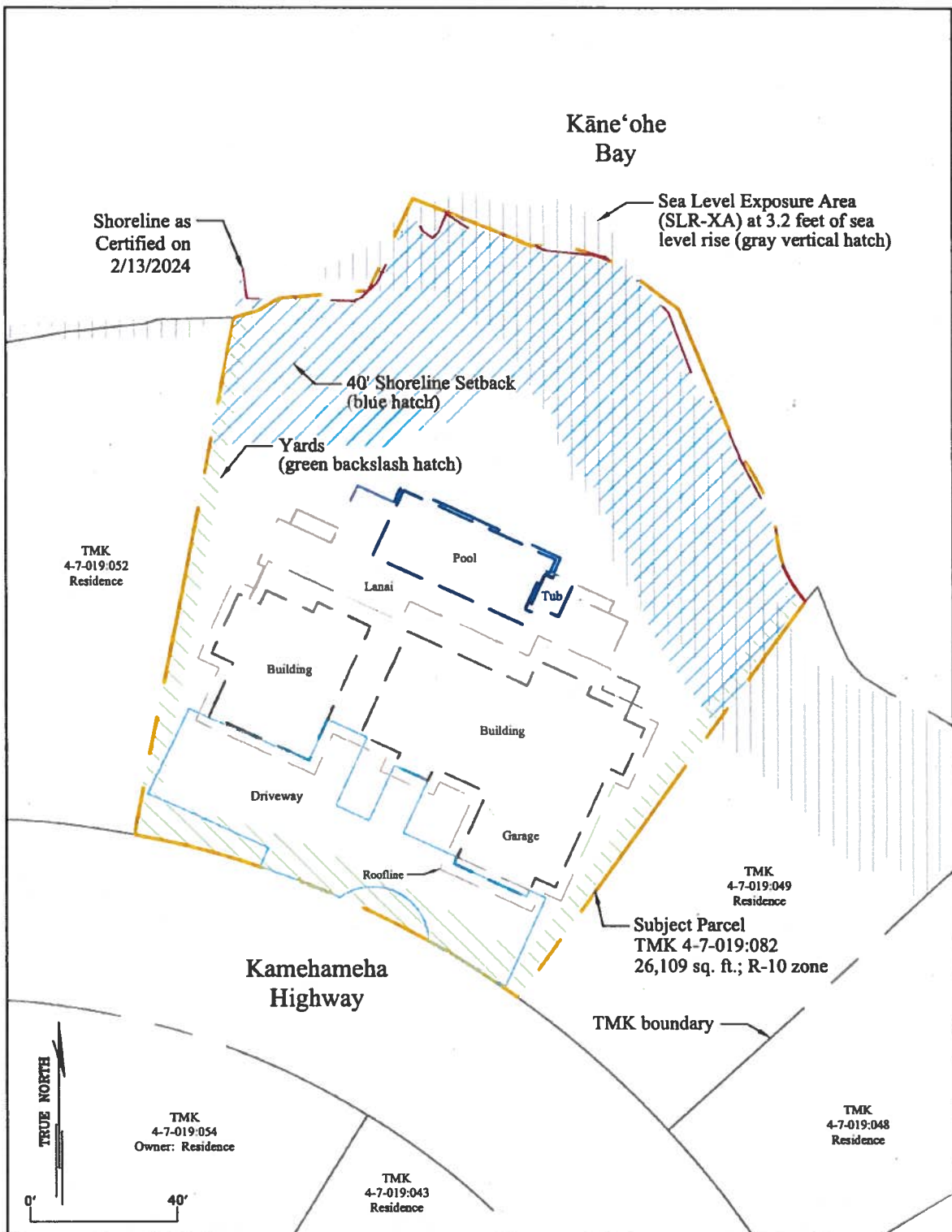
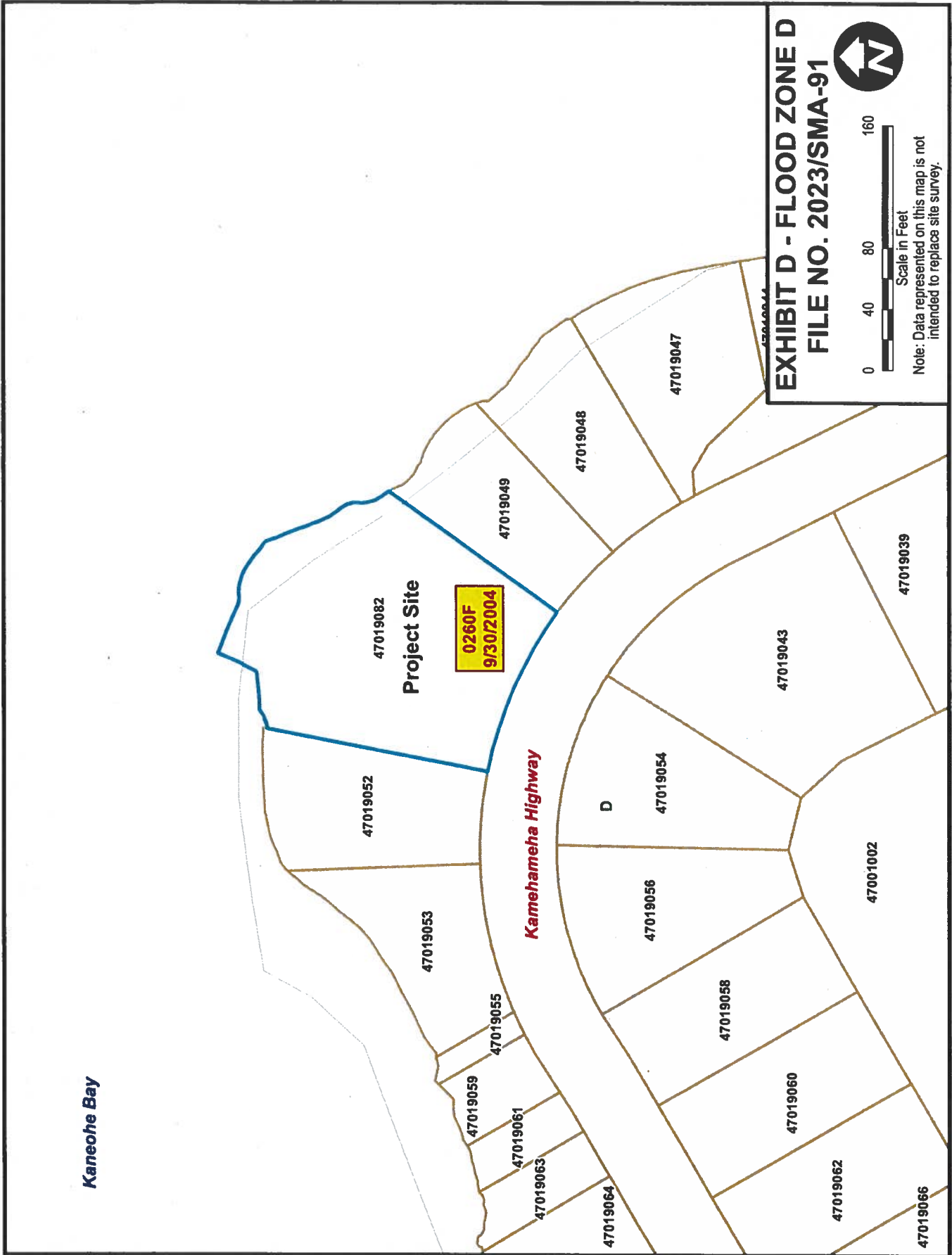
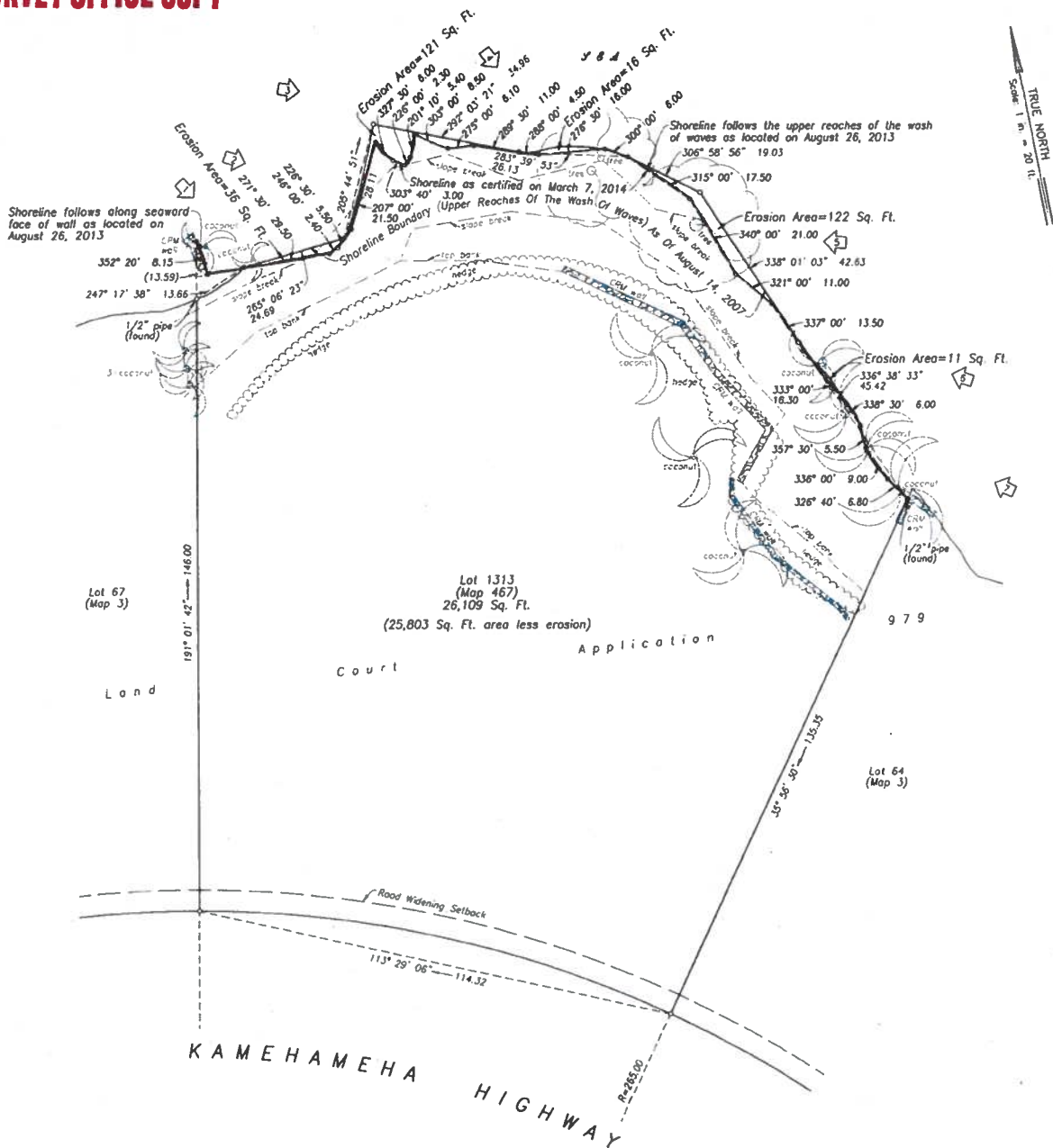


EXHIBIT C-10 - CONCEPTUAL SITE PLAN WITH SHORELINE SETBACKS AND SLR-XA - FILE NO. 2023/SMA-91



SURVEY OFFICE COPY



The shoreline as delineated in red is hereby certified as the shoreline as of

FEB 13 2024

[Signature]
Chairman, Board of Land and Natural Resources

Notes:

➔ Denotes photo number and direction

OWNER: THE DREAM HOME TRUST
11765 Wilshire Boulevard, Suite 500
Los Angeles, CA 90025

Site address: 47-83 Kamehameha Highway

SHORELINE SURVEY
AT LOT 1313 (MAP 467) OF
LAND COURT APPLICATION 979
KAHALUU, KOOLAUPOKO, OAHU, HAWAII

TAX MAP KEY: (1) 4-7-019: 082
SCALE: 1 IN. = 20 FT.



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION

[Signature] EXP. 04/24
LICENSED PROFESSIONAL
LAND SURVEYOR No. 10535

EXHIBIT E - 2024 CERTIFIED SHORELINE SURVEY

DATE: SEPTEMBER 6, 2023

KN SURVEYING, LLC
1733 ULUKA STREET
HONOLULU, HAWAII 96817

FIELD BOOK NO. 496: 6, 25 & 705: 50

15x21



EXHIBIT F - WETLANDS
FILE NO. 2023/SMA-91



Scale in Feet
0 40 80 160

Note: Data represented on this map is not intended to replace site survey.

Kaneohe Bay

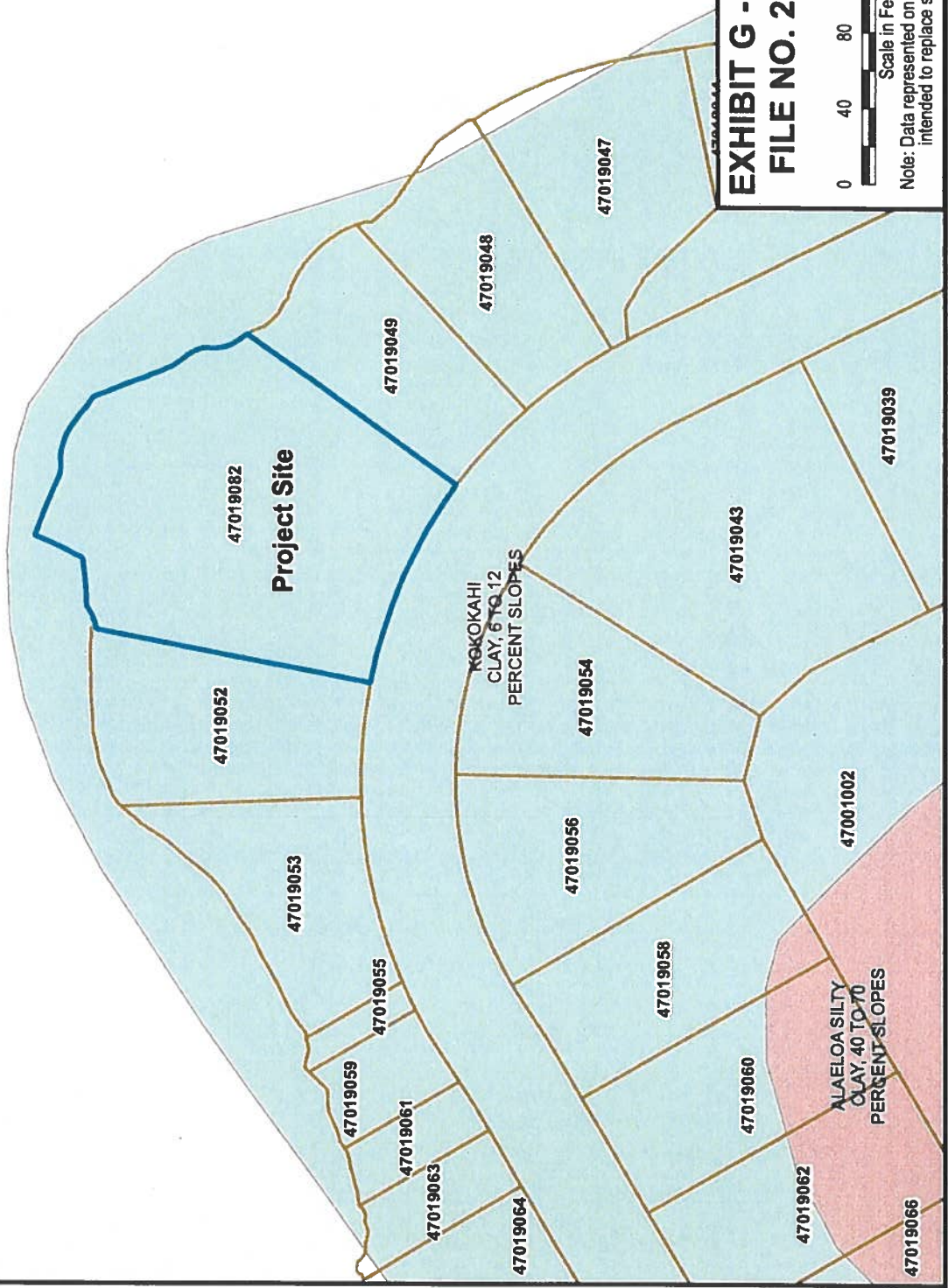


EXHIBIT G - NRCS SOILS
FILE NO. 2023/SMA-91

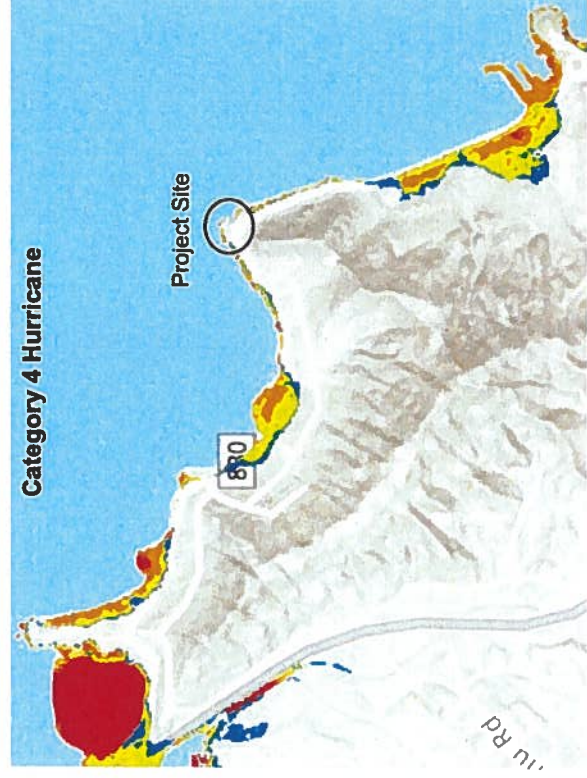
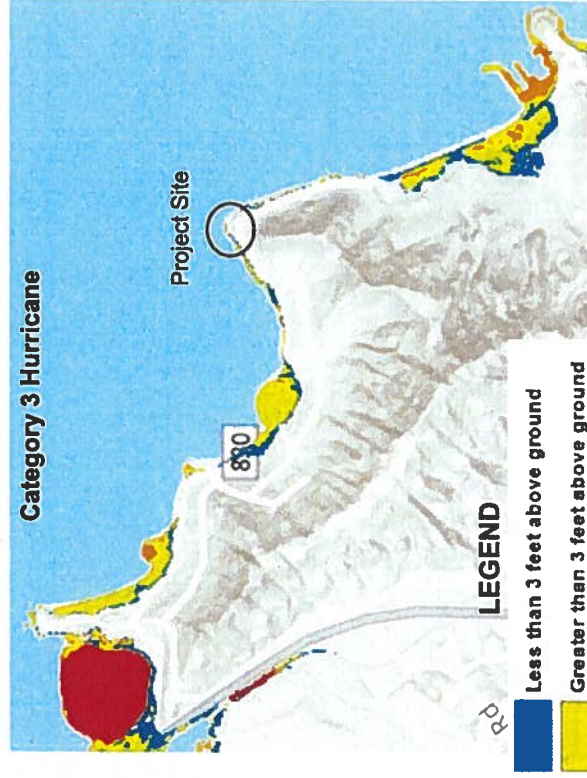
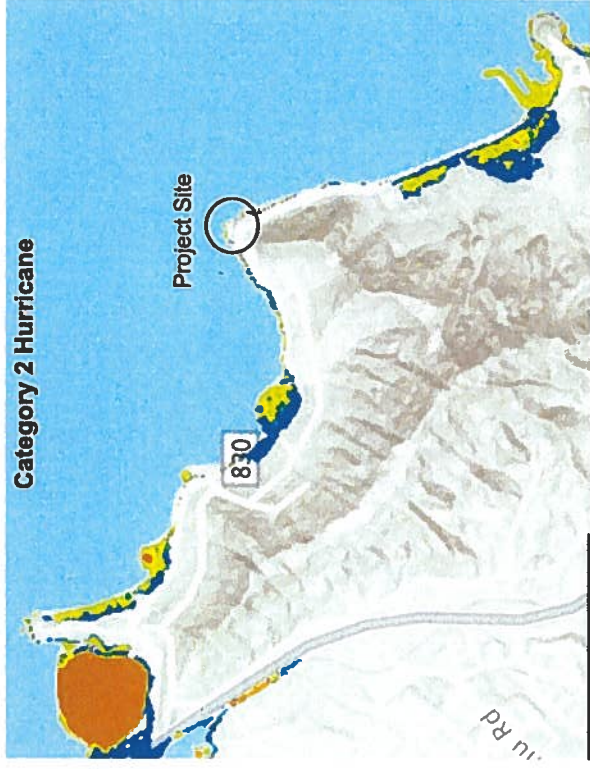
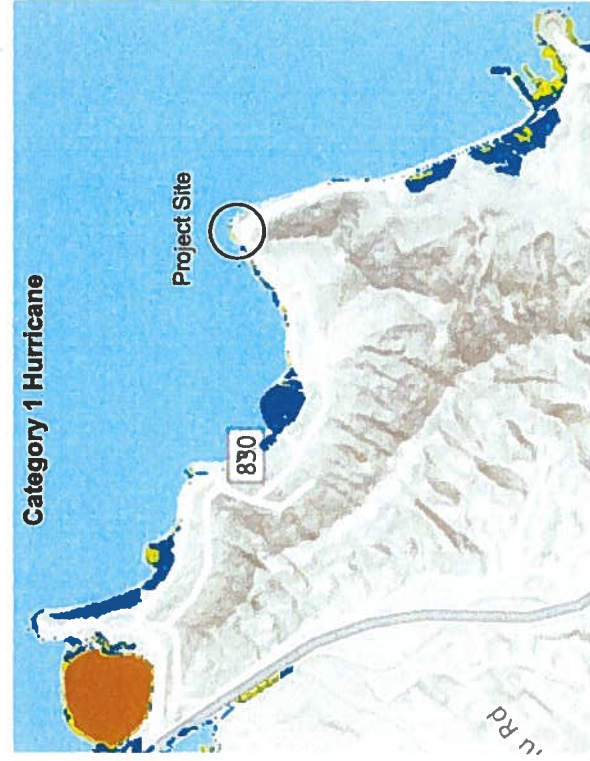


Note: Data represented on this map is not intended to replace site survey.

Prepared by: CK

Date Prepared: 12.20.23





National Hurricane Center

EXHIBIT I - HURRICANE STORM SURGE RISK MAPS
FILE NO. 2023/SMA-91

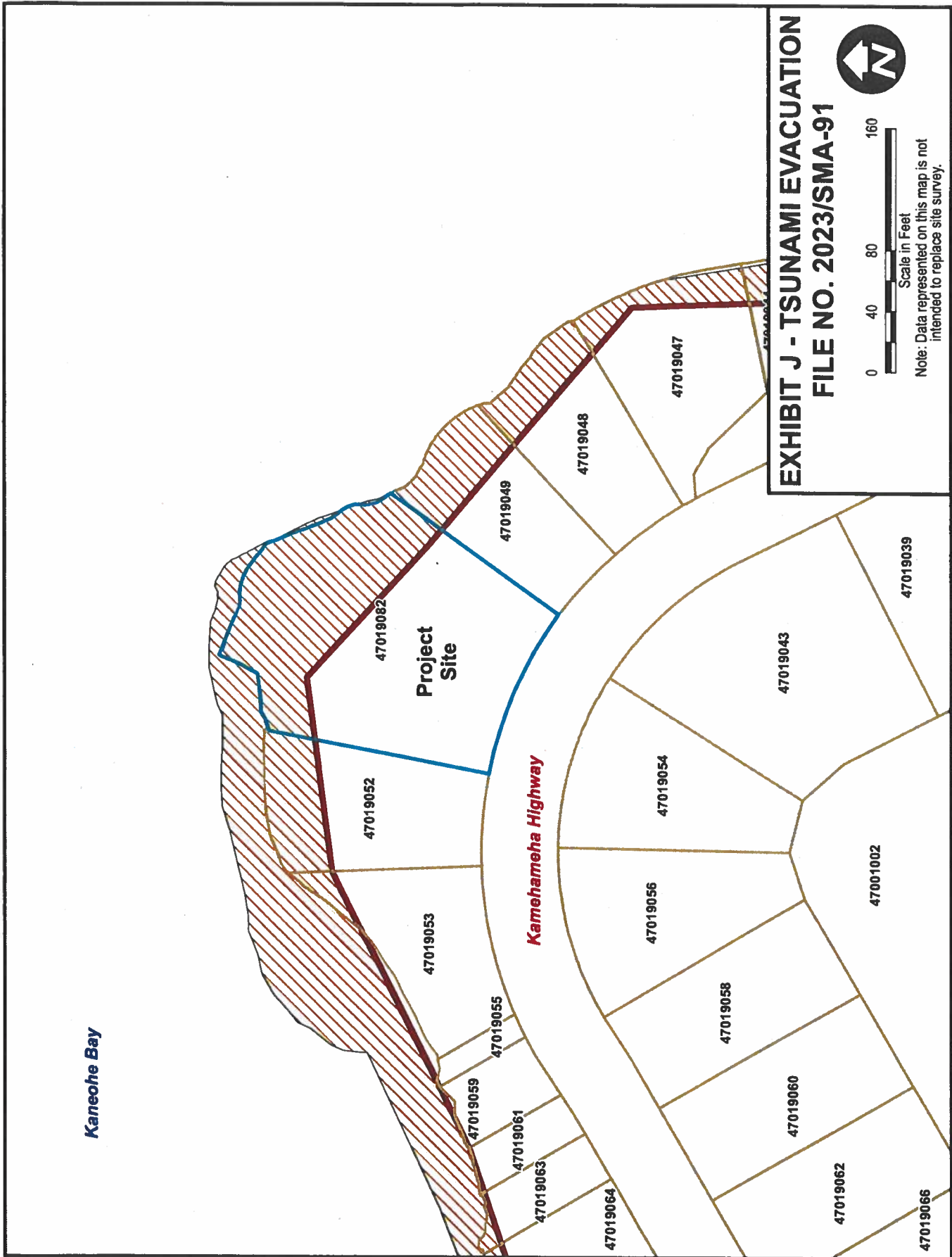


EXHIBIT J - TSUNAMI EVACUATION
FILE NO. 2023/SMA-91



Note: Data represented on this map is not intended to replace site survey.



EXHIBIT K - 500-FOOT CUMULATIVE PROJECT RADIUS MAP
FILE NO. 2023/SMA-91

Report Title:

Special Management Area ("SMA") Major Permit; Land Use Permit; Department of Planning and Permitting ("DPP")

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.